



***Environmental  
Planning  
Commission***

***Agenda Number: 11  
Project Number: 1001620  
Case #'s: 06EPC 00958  
September 21, 2006***

***Staff Report***

<b><i>Applicant</i></b>	City of Albuquerque Planning Department
<b><i>Request</i></b>	Text Amendment to Zoning Code
<b><i>Legal Description</i></b>	Section 14-16-3-5 General Sign Regulations and Sections 14-16-1-5 through 14-16-2-26 and 14-16-3-2 through 14-16-3-12
<b><i>Location</i></b>	City-wide

***Staff Recommendation***

***DEFERRAL of 06EPC 00958, for thirty days to 19 October 2006, as requested by the applicant.***

***Staff Planner  
Russell Brito, Division Manager***

***Summary of Analysis***

The Planning Department requests a sixty-day deferral to the 19 October 2006 EPC hearing. Additional research, scoping and writing of the proposed revisions to the City's sign regulations is necessary before a complete and comprehensive staff analysis can be undertaken.

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**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>			
<i>North</i>			
<i>South</i>			
<i>East</i>			
<i>West</i>			

***Background, History and Context***

(text)

***Long Range Roadway System***

The Long Range Roadway System designates ( ) as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates ( ) as a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates ( ) as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates ( ) as a Collector street, with a right-of-way of 68'.

The Long Range Roadway System designates ( ) as a Major Local street, with a right-of-way of 56-60'.

***Public Facilities/Community Services***

(text)

**ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES**

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

**Albuquerque Comprehensive Zoning Code**

***(analysis)***

**Albuquerque / Bernalillo County Comprehensive Plan**

The subject site is located in the area designated (text) by the *Comprehensive Plan* with a Goal to “(text).” Applicable policies include:

Policy ?

***(analysis)***

**Water Conservation/Green Principles**

***(analysis)***

**Example Sector Plan (Rank #)**

The (name) Sector Plan was first adopted in 1981, and revised in ( ). The Plan generally encompasses properties between ( ); specific boundaries are shown on Figure ( ) in the Plan. It sets forth goals and policies regarding land use (Goals x-x), (etc.)

(example) Land Use Goal 1a states that traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods. (p. no., (name) Sector Plan)

***(analysis)***

**Resolution 54-1990 (Policies on Annexation to the City of Albuquerque)**

This Resolution sets forth policies and requirements for annexation of territory to the City. Land to be annexed shall be generally contiguous to City boundaries, be accessible to service providers, and have provision for convenient street access to the City. The applicant must agree to timing of capital expenditures for any necessary major streets, water, sanitary sewer and other facilities. Additionally, the *Comprehensive Plan* area designation of a subject site corresponds to specific policies that must be met for approval of an annexation request.

As per the Zoning Code, a zone map amendment for the subject site must be filed and processed concurrently with an annexation action. The Environmental Planning Commission is charged with forwarding recommendations for the requests to the City Council.

***(analysis)***

**Resolution 270-1980 (Policies for Zone Map Change Applications)**

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

*(analysis)*

***ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION/BUILDING PERMIT***

***Site Plan Layout / Configuration***

*(text)*

***Walls/Fences***

*(text)*

***Vehicular Access, Circulation and Parking***

*(text)*

***Pedestrian and Bicycle Access and Circulation, Transit Access***

*(text)*

***Lighting and Security***

*(text)*

***Landscaping***

*(text)*

***Public Outdoor Space***

*(text)*

***Grading, Drainage, Utility Plans***

*(text)*

***Architecture***

*(text)*

***Signage***

(text)

***CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION***

(only significant comments that will affect the request)

***NEIGHBORHOOD CONCERNS***

(text)

***CONCLUSIONS***

(text)

***FINDINGS - (CASE NO.) (DATE)***

1. These “findings” and “conditions” paragraphs have been formatted to allow a three-line spacing between each paragraph. Copy & paste the entire section for cases with multiple sets of findings and recommendations.
2. (text)
3. (text) (continue as needed)

***RECOMMENDATION - (CASE NO.)(DATE)***

**APPROVAL DENIAL DEFERRAL of #####, a (request description), for (legal description), based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - (CASE NO.)(DATE)***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
  2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
  3. (text) (continue as needed)
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***(Planner's Name)  
(Title)***

cc: City of Albuquerque, Planning Department, 600 2<sup>nd</sup> St. NW, Albuquerque, NM 87102

***Attachments***

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Code Services**

Reviewed, no comments.

#### **Office of Neighborhood Coordination**

**City-wide – to be listed in the July/August 2006 issue of the Neighborhood News and an e-mail will be sent to neighborhood representatives who have e-mail addresses - siw**

### ***PUBLIC WORKS DEPARTMENT***

#### **Transportation Development (City Engineer/Planning Department):**

- Delete Arizona/Scottsdale language unless it is a reference.
- What General Plan is the Text Amendment referring to?
- Does the Text Amendment (placement of signs) affect intersection site distance?
- Does the Text Amendment affect public signs located within City right-of-way (i.e. regulatory signs, directional signs, construction signs, etc.)?

#### **Hydrology Development (City Engineer/Planning Department):**

- No objection.

#### **Transportation Planning (Department of Municipal Development):**

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

#### **Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

#### **Street Maintenance (Department of Municipal Development):**

- No comments received.

#### **Utility Development (Water Authority):**

- No comments received.

#### **Water Resources, Water Utilities and Wastewater Utilities (Water Authority):**

- No comments received.

#### **New Mexico Department of Transportation (NMDOT):**

- No comments received.



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**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,  
WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Text Amendment shall include:

- a. None.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

Reviewed, no objection. Request does not affect our facilities.

**Open Space Division**

**POLICE DEPARTMENT/Planning**

No crime prevention or CPTED comments necessary

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

No adverse comments.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

Adjacent and nearby routes	N/A
Adjacent bus stops	N/A
Site plan requirements	N/A
Large site TDM suggestions	N/A

Other information

Please ensure that the proposed ordinance will not unintentionally prohibit Transit's bus stop/route signs, typically placed in the public right of way or on a public access easement.

## ***COMMENTS FROM OTHER AGENCIES***

### ***BERNALILLO COUNTY***

#### ***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

#### ***ALBUQUERQUE PUBLIC SCHOOLS***

The proposed changes to the general sign regulations will have no adverse impacts to the APS district.

#### ***MID-REGION COUNCIL OF GOVERNMENTS***

No comment.

#### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

#### ***PUBLIC SERVICE COMPANY OF NEW MEXICO***

No comment based on the information provided to date. It is the applicant's obligation to determine and accommodate existing utility easements that cross the property, to dedicate utility easements, and to abide by any conditions or terms of such easements.